008.0	0003	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	857,700 / 857,700
					USE VALUE:	857,700 / 857,700
					ASSESSED:	857,700 / 857,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
67		FREEMAN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ARCHAMBEAULT JAMES H ETAL
Owner 2:	ARCHAMBEAULT JANE B
Owner 3:	
Street 1:	40 BLAKE ROAD
Street 2:	
Twn/City:	LEXINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02420 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .069 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Wood Shingle Exterior and 2200 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	3009.000	449,500		408,200	857,700
Total Card	0.069	449,500		408,200	857,700
Total Parcel	0.069	449,500		408,200	857,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 389.86 /Parcel: 389.86

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct

7423

GIS Ref

GIS Ref

Insp Date

10/21/17

!798!

PREVIOUS ASSESSMENT

Parcel ID: 008.0-0003-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	449,500	0	3,009.	408,200	857,700		Year end	12/23/2021
2021	104	FV	429,400	0	3,009.	408,200	837,600		Year End Roll	12/10/2020
2020	104	FV	429,600	0	3,009.	408,200	837,800	837,800	Year End Roll	12/18/2019
2019	104	FV	336,100	0	3,009.	433,700	769,800	769,800	Year End Roll	1/3/2019
2018	104	FV	336,100	0	3,009.	316,400	652,500	652,500	Year End Roll	12/20/2017
2017	104	FV	315,700	0	3,009.	275,500	591,200	591,200	Year End Roll	1/3/2017
2016	104	FV	315,700	0	3,009.	234,700	550,400	550,400	Year End	1/4/2016
2015	104	FV	282,100	0	3,009.	229,600	511,700	511,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	19:02:08

LAST REV

Date	Time
01/18/18	10:55:34
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 798

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	964-111		1/1/1983		98,000	No	No		Y

USER DEFINED

Prior Id # 1:	7423
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/26/2016	2105	Redo Bas	1,000	C				
7/9/2015	920	Renovate	5,000					
7/9/2015	919	Renovate	5,000					
6/17/2015	691	Manual	6,500		6/17/2015			Remove cast iron p
6/17/2015	690	Manual	6,500		6/17/2015			Remove cast iron p
10/21/2014	1400	Manual	2,100					Insulation, blown

ACTIVITY INFORMATION

Date	Result	By	Name
10/21/2017	MEAS&NOTICE	HS	Hanne S
3/31/2009	Inspected	189	PATRIOT
4/13/2000	Inspected	276	PATRIOT
9/23/1999	Mailer Sent		
9/23/1999	Measured	263	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		3009		Sq. Ft.	Site		0	80.	1.70	1									408,215						408,200	

Total AC/HA:	0.06908	Total SF/SM:	3009	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	408,215	Spl Credit		Total:	408,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	6 - Stucco	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.12727273
Const Adj.:	0.97903168
Adj $ / SQ:	198.654
Other Features:	116500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	651468
Depreciation:	201955
Depreciated Total:	449513

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 10		BRs: 4		Baths: 2					HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

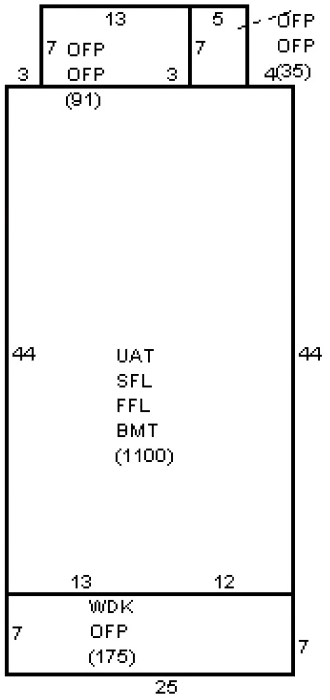
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	198.65
Special Features:	0	Val/Su Net:	107.61
Final Total:	449500	Val/Su SzAd	204.32

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,100	59.600	65,556
FFL	First Floor	1,100	198.650	218,520
SFL	Second Floor	1,100	198.650	218,520
OFP	Open Porch	427	19.940	8,513
UAT	Upper Attic	275	79.460	21,852
WDK	Deck	175	11.470	2,007

Net Sketched Area: 4,177 | Total: 534,968

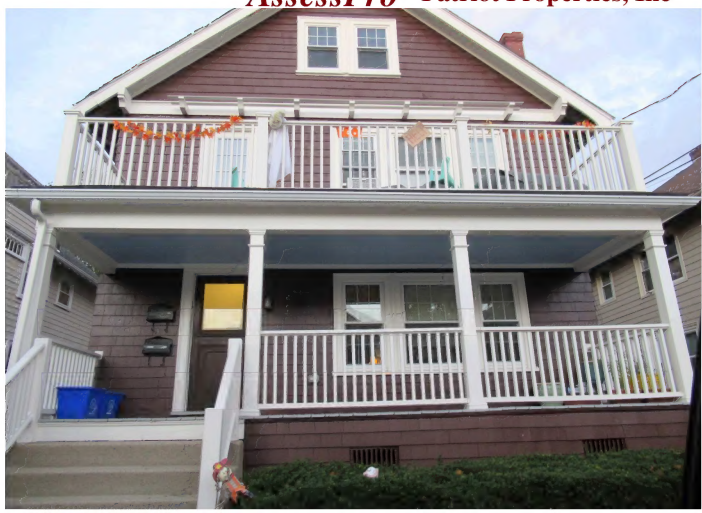
Size Ad 2200 | Gross Area 5002 | FinArea 2200

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

008.0-0003-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: